



FAIRFIELD COUNTY REGIONAL PLANNING COMMISSION

# ANNUAL REPORT



# 2013 FAIRFIELD COUNTY REGIONAL PLANNING COMMISSION

**President:** Zack DeLeon  
**First Vice-President:** Kent Huston  
**Second Vice-President:** Bill Yaple  
**Secretary:** Mary Snider

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\*Roger Wolfe  
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Ira Weiss  
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## BLOOM TOWNSHIP

Jason Smith  
\*Carol Moore

## CLEARCREEK TOWNSHIP

## GREENFIELD TOWNSHIP

Larry Joos

## HOCKING TOWNSHIP

Gail Ellinger  
\*Dianna Russell

## LIBERTY TOWNSHIP

Ivan Ety

## MADISON TOWNSHIP

Herbert Tatman, Sr.

## PLEASANT TOWNSHIP

Joe Kemmerer

## RICHLAND TOWNSHIP

Ron Baker  
\*Brian Oliver

## RUSHCREEK TOWNSHIP

Hart VanHorn  
\*Bill Myers

## VIOLET TOWNSHIP

William Yaple  
Harry Myers  
Greg Butcher

## WALNUT TOWNSHIP

Larry Neeley

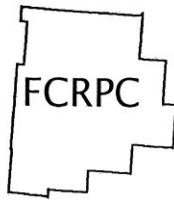
\*denotes designated alternate

## EX-OFFICIO MEMBERS

Jeremiah Upp, County Engineer  
Tony Vogel, Sanitary Engineer  
Chad Lucht, Fairfield Soil & Water Conservation District  
Dave Libben, NRCS District Conservationist  
Larry Hanna, County Sanitarian

## STAFF

Holly Mattei, AICP, Director  
James Mako, Senior Planner  
Gail Beck, Adm. Asst.



*Fairfield County  
Regional Planning Commission*

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February 14, 2014

Dear Commission Members, Elected Officials and Fairfield County Residents and Businesses:

After completing my second year as President of the Fairfield County Regional Planning Commission (RPC), I am pleased to present the 2013 Annual Report. This report outlines the RPC's 2013 services and accomplishments. The RPC continued to provide leadership in a variety of planning activities revolving around transportation, transportation alternatives, housing, community development, and local foods.

Throughout 2013, the Fairfield County RPC Active Transportation Sub-Committee prepared *Rolling Forward*, which is a supplement to the 2009 Active Transportation and Open Space Plan. This plan became effective in the fall after its adoption by the RPC and County Commissioners.

The RPC continued to coordinate the meetings for the Fairfield County Local Food Council. This Committee recently assisted with the production of a Local Foods Guide for Fairfield County. The Committee also continues to seek opportunities to connect existing food related businesses in Fairfield County.

In addition to these activities, the RPC also prepared the yearly Community Development Block Grant application, assisted the Village of Carroll with Zoning Code updates and the creation of Subdivision Regulations, represented the county on various regional committees, and continued its daily community development activities for the county.

We encourage you to review this 2013 Annual Report and also to view the Regional Planning Commission's website at [www.co.fairfield.oh.us/rpc](http://www.co.fairfield.oh.us/rpc). We welcome your interest and involvement in planning and development issues as we work to improve our quality of life in Fairfield County.

Sincerely,

  
Zachary T. DeLeon  
President

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Holly R. Mattei, AICP  
Executive Director

email: [rpc@co.fairfield.oh.us](mailto:rpc@co.fairfield.oh.us)

# INTRODUCTION

Transportation was a key topic for the Regional Planning Commission in 2013. In late summer, the Ohio Department of Transportation announced that its Transportation Review Advisory Council awarded approximately \$36 million for the construction of an interchange on US 33 just north of the Village of Carroll. There were many dedicated individuals and agencies, including federal, state and local elected officials that helped to garner the support for the funding of this interchange. The RPC also assisted with this process by collecting letters of support, coordinating meetings, and promoting the interchange to MORPC during its MPO prioritization process for Central Ohio Major Transportation Projects.

The RPC also focused on transportation alternatives in 2013 with the adoption of *Rolling Forward: A Supplement to the 2009 Fairfield County Active Transportation and Open Space Plan*. *Rolling Forward* classifies each recommended route in the 2009 plan as a short term or long term route to help prioritize its implementation. This plan was prepared by RPC staff with the assistance of the RPC Active Transportation Committee.

The RPC also continued to provide technical support to the Fairfield County Local Food Council. This Council was developed from the recommendations of *Fairfield Growing: An Agricultural Economic Development Plan*. The planning for increased productions and consumption of local foods remains a priority for the RPC.

As in the past several years, the RPC continued to administer the Fairfield County Community Development Block Grant (CDBG) Allocation program. This program provides approximately \$162,000 to Fairfield County communities and neighborhoods for projects that primarily benefit low/moderate income residents. The RPC staff also continues to explore competitive CDBG grant opportunities for our local communities.

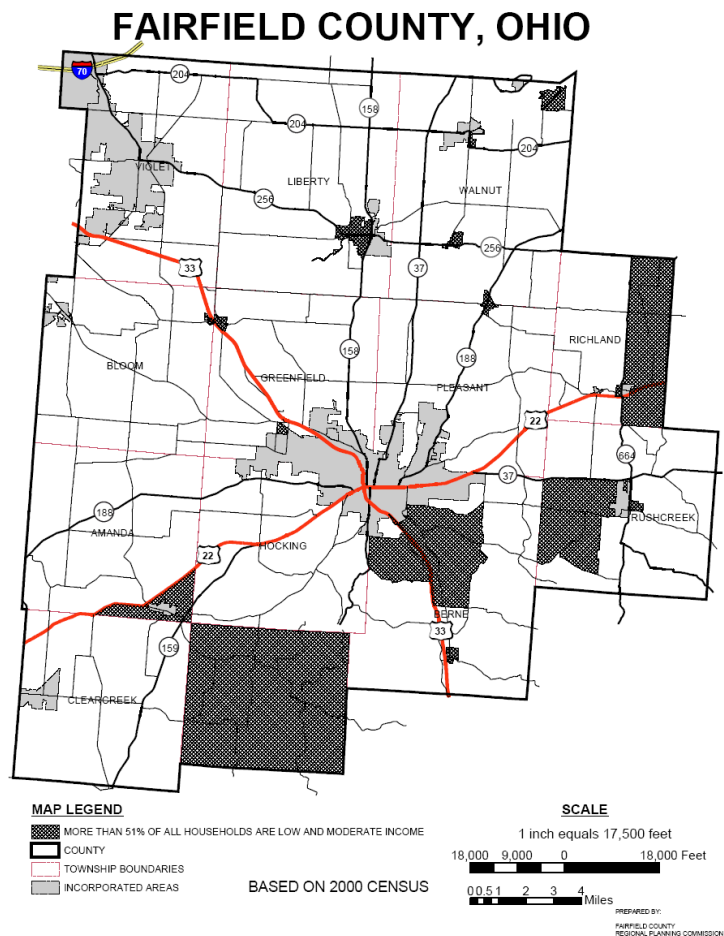
These are the major activities that RPC staff participated in 2013 while continuing its daily operations of the office. RPC staff plans to continue to seek new opportunities to help grow our organization and assist with improving the quality of life for our member communities.

# REGIONAL AND COMMUNITY PLANNING

## Demographic Data

A wide variety of demographic and economic data is filtered through and utilized by our office for various planning efforts. Data obtained from the U.S. Census is incorporated into downtown revitalization planning, comprehensive planning, and other planning documents. Data maintained by our office originates from numerous federal and state sources, as well as from efforts undertaken by RPC on behalf of county and local jurisdictions. The U.S. Census Bureau is an essential source of demographic, housing, social, and economic data that is utilized in many of our planning efforts. The Department of Housing and Urban Development (HUD) uses economic and demographic figures to identify low- and moderate-income households in Fairfield County. Regional Planning uses these figures to help administer the application process of the Community Development Block Grant (CDBG) program.

Our office has combined HUD's low- and moderate-income data with the County's Geographic Information System to produce an updated LMI map, depicting areas of need in Fairfield County. The ability to display this type of data on a spatial level makes it easier to identify, analyze, and understand geographic patterns of demographic, social, or economic characteristics at a local and regional level.



There is an endless amount of demographic information made available through FactFinder on the U.S. Census website (<http://factfinder2.census.gov>). Information topics range from total population figures to the number of occupied housing units in rural and urban areas to ethnicity of households broken down by age. In addition, the Office of Strategic Research, a division of the Ohio Department of Development, also has a wide array of statistics and information. For example, the chart to the right shows projected populations for Fairfield County through the year 2030. To obtain similar information from the Ohio Office of Research, please visit their website at [http://development.ohio.gov/reports/reports\\_research.htm](http://development.ohio.gov/reports/reports_research.htm).

Population Projections for Fairfield County	
<b>2015</b>	155,330
<b>2020</b>	169,540
<b>2025</b>	183,590
<b>2030</b>	201,010

As noted on the next page, Fairfield County's population from 2000-2010 has increased from 122,759 to 146,156. This estimated increase of 19.05% is 4<sup>th</sup> among Ohio's 88 counties. This represents an average annual percentage change of 1.76%

Below is an example of the more generalized type of census information that can be found on RPC's website ([www.co.fairfield.oh.us/rpc](http://www.co.fairfield.oh.us/rpc)). Anyone wishing to find more detailed information at the county, township, place, group, or block group level should contact our office for assistance.

Fairfield County Population from 1810 to 2010

<b><u>1810</u></b>	<b><u>1820</u></b>	<b><u>1830</u></b>	<b><u>1840</u></b>	<b><u>1850</u></b>	<b><u>1860</u></b>	<b><u>1870</u></b>	<b><u>1880</u></b>	<b><u>1890</u></b>	<b><u>1900</u></b>	<b><u>1910</u></b>
11,361	16,633	24,786	31,924	30,264	30,538	31,138	34,284	33,939	34,259	39,201
<b><u>1920</u></b>	<b><u>1930</u></b>	<b><u>1940</u></b>	<b><u>1950</u></b>	<b><u>1960</u></b>	<b><u>1970</u></b>	<b><u>1980</u></b>	<b><u>1990</u></b>	<b><u>2000</u></b>	<b><u>2010</u></b>	
40,484	44,010	48,490	52,130	63,912	73,301	93,678	103,461	122,759	146,156	

**Fairfield County**  
**2012 Population Estimates For Cities, Villages, and Townships**



Name	Population			Average Annual Rate of Change (b)
	Census 4/1/10	Estimates Base 4/1/10 (a)	Estimate 7/1/12	
<b>Fairfield County</b>	<b>146,156</b>	<b>146,156</b>	<b>147,474</b>	<b>0.4%</b>
Amanda village	737	737	741	0.2%
Baltimore village	2,966	2,966	2,968	0.0%
Bremen village	1,425	1,425	1,438	0.4%
Buckeye Lake village (pt.)	15	15	15	0.0%
Canal Winchester city (pt.)	815	815	839	1.3%
Carroll village	524	524	524	0.0%
Columbus city (pt.)	9,666	9,666	9,834	0.8%
Lancaster city	38,780	38,783	38,880	0.1%
Lithopolis village (pt.)	1,074	1,078	1,148	2.8%
Millersport village	1,044	1,044	1,047	0.1%
Pickerington city (pt.)	18,205	18,207	18,619	1.0%
Pleasantville village	960	960	955	-0.2%
Reynoldsburg city (pt.)	910	910	915	0.2%
Rushville village	302	302	304	0.3%
Stoutsville village	560	560	563	0.2%
Sugar Grove village	426	426	423	-0.3%
Tarlton village (pt.)	0	0	0	n.a.
Thurston village	604	604	607	0.2%
West Rushville village	134	134	135	0.3%
Balance of Fairfield County	67,009	67,000	67,519	0.3%
Amanda township	2,706	2,706	2,728	0.4%
Amanda village	737	737	741	0.2%
Balance of Amanda township	1,969	1,969	1,987	0.4%
Berne township	5,088	5,088	5,114	0.2%
Sugar Grove village	426	426	423	-0.3%
Balance of Berne township	4,662	4,662	4,691	0.3%
Bloom township	8,466	8,466	8,610	0.8%
Canal Winchester city (pt.)	361	361	371	1.2%
Carroll village (pt.)	12	12	12	0.0%
Lithopolis village (pt.)	1,065	1,069	1,139	2.9%
Balance of Bloom township	7,028	7,024	7,088	0.4%
Clearcreek township	4,057	4,057	4,065	0.1%
Stoutsville village	560	560	563	0.2%
Tarlton village (pt.)	0	0	0	n.a.
Balance of Clearcreek township	3,497	3,497	3,502	0.1%
Columbus city (pt.)	9,666	9,666	9,834	0.8%
Greenfield township	5,565	5,565	5,613	0.4%
Carroll village (pt.)	512	512	512	0.0%
Lancaster city (pt.) *	26	26	26	0.0%
Balance of Greenfield township	5,027	5,027	5,075	0.4%
Hocking township	4,672	4,672	4,698	0.2%
Lancaster city (pt.) *	0	0	0	n.a.
Balance of Hocking township	4,672	4,672	4,698	0.2%
Lancaster city (pt.) *	38,754	38,757	38,854	0.1%
Liberty township	7,916	7,916	7,968	0.3%
Baltimore village	2,966	2,966	2,968	0.0%
Balance of Liberty township	4,950	4,950	5,000	0.4%
Madison township	1,682	1,682	1,685	0.1%

*continued*

**Fairfield County**  
**2012 Population Estimates For Cities, Villages, and Townships**



Name	Population			Average Annual Rate of Change (b)
	Census 4/1/10	Estimates Base 4/1/10 (a)	Estimate 7/1/12	
Pleasant township	6,083	6,080	6,122	0.3%
Lancaster city (pt.) *	0	0	0	n.a.
Pleasantville village (pt.)	571	571	569	-0.2%
Balance of Pleasant township	5,512	5,509	5,553	0.4%
Richland township	2,195	2,195	2,217	0.4%
Rushville village	302	302	304	0.3%
West Rushville village	134	134	135	0.3%
Balance of Richland township	1,759	1,759	1,778	0.5%
Rush Creek township	3,893	3,893	3,928	0.4%
Bremen village	1,425	1,425	1,438	0.4%
Balance of Rush Creek township	2,468	2,468	2,490	0.4%
Violet township	38,572	38,572	39,165	0.7%
Canal Winchester city (pt.)	454	454	468	1.4%
Lithopolis village (pt.)	9	9	9	0.0%
Pickerington city (pt.)	18,205	18,207	18,619	1.0%
Reynoldsburg city (pt.)	910	910	915	0.2%
Balance of Violet township	18,994	18,992	19,154	0.4%
Walnut township	6,841	6,841	6,873	0.2%
Buckeye Lake village (pt.)	15	15	15	0.0%
Millersport village	1,044	1,044	1,047	0.1%
Pleasantville village (pt.)	389	389	386	-0.3%
Thurston village	604	604	607	0.2%
Balance of Walnut township	4,789	4,789	4,818	0.3%

\* - Anomalous geography reported by the Census Bureau.

n.a. - Could not calculate. Division by zero. \*---\* Denotes that entity did not exist as currently structured as of April 1, 2010, Census Day.

(a) Used for calculating average annual rate of change. (b) Average annual rate of change from April 1, 2010 to July 1, 2012.

Source: Population Estimates Division, U.S. Census Bureau. Prepared by: Office of Research, Ohio Development Services Agency.



## **Fairfield County Development Strategy and Land Use Plan**

The 2002 Fairfield County Development Strategy and Land Use Plan continued to be used as a basis for planning related decisions. It also continued to serve as a foundation for various grant applications.

In 2013, the RPC continued to be engaged in two additional long range planning efforts: planning for Local Foods and Active Transportation. These are two distinctive planning efforts but have a common sustainability link. RPC Executive Director was part of a “Changing Plans” presentation at the 2013 Mid-Ohio Regional Planning Commission’s Summit on the Environment and Sustainability where she demonstrated throughout her presentation how these two planning efforts can be utilized to promote sustainable development.

RPC staff continued to coordinate the Local Food Council meetings and provide technical support to this group. In 2013, the Council partnered with The Ohio State University Extension and Lancaster Fairfield Chamber of Commerce with funding from the Ohio Farm Bureau to publish a Local Foods Guide. This guide contains over 25 of the county’s farmers and food producers as well as highlights the farmers’ markets found throughout the county.

## **Transportation**

The RPC Executive Director continues to serve as a member of the Fairfield County Transportation Improvement District (TID) and the Mid-Ohio Regional Planning Commission’s Transportation Advisory Committee (TAC). The RPC Executive Director continued to work with the TID, TAC, the Ohio Department of Transportation (ODOT), the County Commissioners and other various stakeholders to review the long term plans for the US 33 Corridor.

ODOT announced in 2013 that its Transportation Review Advisory Council (TRAC) was awarding approximately \$36 million for the construction of an interchange on US 33 north of Carroll. This interchange has been contemplated for many years, and with these funds, construction of the interchange should commence in late 2014 or early 2015.

The RPC Active Transportation Sub-Committee also continued to meet. This group completed *Rolling Forward: A Supplement to the 2009 Active Transportation and Open Space Plan*. *Rolling Forward* builds upon the 2009 plan by creating short term and long term recommendations in each corridor throughout the county. This plan was adopted by both the RPC and the County Commissioners in 2013.

Upon the adoption of *Rolling Forward*, the Active Transportation Committee began to examine potential projects that could be implemented over the next several years. The Refugee Road corridor from the City of Pickerington Corporation Line to Toll Gate Road quickly rose to the top, because it connects three schools and a commercial corridor to the residential neighborhoods of Pickerington and Violet Township. The

Committee recommended a multi-use path on the north side and a sidewalk on the south side of the road. In 2014, the Committee will continue the discussions on implementing this corridor recommendation.

### **Watershed Planning**

In 2013, the RPC created the Storm Water Advisory and Educational Sub-Committee. The purpose of this Committee is to provide a forum for public participation in the development and implementation of a stormwater program to compliment any existing public input processes currently established for those communities within Fairfield County that the Environmental Protection Agency has identified as a Municipal Separate Storm Sewer System (MS4) community. The Committee will also provide an educational and networking opportunity for each MS4 to share ideas and create a conversation about best practices. This advisory and educational board will be focused towards the MS4 communities in Fairfield County and includes representatives from Violet Township, Liberty Township, the City of Pickerington, the City of Lancaster, the Soil and Water Conservation District, the Utilities Department and the County Engineer's office. Other communities may also participate if so desired.

The Committee met for the first time in November 2013. Additional meetings are scheduled in 2014.

# **COMMUNITY DEVELOPMENT ACTIVITIES**

## **Community Development Block Grant Program**

Fairfield County continues to participate in the Community Development Block Grant (CDBG) Small Cities Formula program, administered by the Ohio Department of Development. The RPC, by contract with the Fairfield County Board of Commissioners, prepares the annual application to the program and conducts the county's Fair Housing program (described below). In 2013, the county received \$162,000 from the Office of Community Development to undertake projects that will benefit primarily low-and moderate-income individuals. Funds were directed towards traffic control improvements for the Village of Pleasantville, street improvements for Walnut Township, road improvements for Madison Township and drainage improvements for the Village of Carroll.

## **Fair Housing**

FAIRFIELD COUNTY AFFIRMS ITS COMMITMENT TO EQUAL HOUSING OPPORTUNITY AND SUPPORTS THE ELIMINATION OF HOUSING DISCRIMINATION ON THE BASIS OF RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

Resolution 89-08.10a Fairfield County Board of Commissioners.

Fairfield County has had an affirmative Fair Housing program since 1981. The Regional Planning Commission provides services to the Board of County Commissioners in the implementation of the program. The services stressed by the County are educational and included attending meetings throughout the County to present the fair housing laws, publishing news articles concerning fair housing, and distributing fair housing brochures. In addition, the RPC responds directly to inquiries from individuals about possible fair housing violations.

During 2013, the RPC received 50 complaints and/or inquiries. All 50 of these complaints were deemed to be landlord/tenant issues. The RPC staff explains that while there is an Ohio law governing the duties and responsibilities of both tenants and landlords, county governments have no authority to intervene. Persons are advised to contact their personal attorney or the legal aid society. A brochure explaining landlord-tenant rights and responsibilities under Ohio law has been prepared and is provided to tenants and landlords wishing to understand their rights and responsibilities. If a complaint is about a fair housing violation, the person is referred to the Ohio Civil Rights Commission for its action.

Staff also gave presentations on Fair Housing and Landlord/Tenant laws before a number of township trustee and council meetings and other meetings during the year and distributed brochures at public buildings and agency offices.

### **Community Housing Improvement Program (CHIP)**

The Community Housing Improvement Program (CHIP) provides grants to eligible county residents interested in undertaking housing-related activities, including necessary infrastructure improvements. The Regional Planning Commission works with the Lancaster-Fairfield Community Action Agency on CHIP related projects. In 2013, the RPC attended bid openings for the program on a regular basis and inspected numerous home repairs and rehabilitations funded by CHIP grants.

## **CURRENT DEVELOPMENT ADMINISTRATION**

The Regional Planning Commission administers the Fairfield County Subdivision Regulations and the Fairfield County Flood Damage Prevention Regulations. RPC staff also provides technical assistance to township, village and municipal zoning officials. These regulations and services help to protect public health and safety and play a central role in ensuring development reflects the goals identified by the communities within Fairfield County.

### **Subdivision Regulations**

The Fairfield County Subdivision Regulations establish the standards and procedures for subdividing real property in the unincorporated areas of the county. These regulations include standards for both major and minor subdivisions, as well as procedures for exempt lot splits. Divisions of land not involving the opening, widening, or extension of any new streets or easements of access are considered to be either minor subdivisions or exempt lot splits, depending upon the size of the lot(s). If a lot is less than 5.01 acres, it is regulated by the minor subdivision standards. Minor subdivisions are limited to four lots plus the remainder from a tract of land. If a lot is 5.01 acres or greater or a sale or exchange of parcels of land without the creation of a new building site (“tie”) is proposed, it is processed as an exempt lot split. All other land divisions are considered to be major subdivisions.

### **Major Subdivisions**

Major subdivisions require a preliminary plan and final plat to be approved by the Regional Planning Commission. RPC staff continues to work closely with the Subdivision Regulations Committee to coordinate the major subdivision review process. RPC staff distributes preliminary plans and final plats to various review agencies, such as the County Engineer, the County Utilities Department, the Fairfield Health Department, the Fairfield Soil and Water Conservation District, township zoning inspectors, school districts, township trustees, conservancy groups, and utility companies. These review agencies provide comments to RPC staff.

With the formation of the Active Transportation Subcommittee, RPC staff has ensured that its meetings are properly aligned within the subdivision review process. This group meets prior to the Subdivision Regulations Committee and provides recommendations for sidewalks and other active transportation components of development.

RPC staff presents the comments from all of the above review agencies to the Subdivision Regulations Committee who makes a recommendation to the Regional Planning Commission as to approval or disapproval. The Regional Planning Commission then takes final action on the preliminary plan or final plat.

There were a total of six plats recorded in 2013 for the entire county, with one being a re-plat where no new building lots were created. The other five plats included 86 lots on 60.26 acres.

<b>Name of Subdivision</b>	<b>Political Unit</b>	<b># of Lots</b>	<b>Acres</b>
Diley Crossroads	Pickerington	5	11.03
River Valley Highlands Section 12 Phase 2B	Lancaster	15	4.50
Buckeye Lake Winery & Replat of Kenny's Beach Lots 9-14	Walnut	1	16.46
RePlat of Grace Evangelical Lutheran Church	Violet	NA	NA
River Valley Highlands Section 12 Phase 3A	Lancaster	24	6.11
Fox Glen Section 8	Pickerington	41	22.16
<b>2013 Totals</b>		<b>86</b>	<b>60.26</b>

### **Minor Subdivisions**

In 2013, there were a total of 128 lot splits comprising of approximately 958 acres. Thirty-seven percent of the lot splits were exempt tied lot splits, where no new building sites were being created.

**MINOR SUBDIVISION ACTIVITIES SUMMARY**  
**JANUARY 1 – DECEMBER 31, 2013**  
**FAIRFIELD COUNTY RPC**

Township	Approved Lots (Under 5.01 Acres)		Exempted Lots (Over 5.01 Acres)		Exempted Lots (Tied)	
	Number of Splits	Acres	Number of Splits	Acres	Number of Splits	Acres
AMANDA	1	2.21	1	12.93	1	4.88
BERNE	1	2.05	-	-	4	1.18
BLOOM	-	-	-	-	2	3.68
CLEARCREEK	1	4.03	1	16.17	1	3
GREENFIELD	1	2.15	10	2.95	-	-
HOCKING	-	-	-	-	2	2.25
LIBERTY	2	7.24	5	115.62	2	10.22
MADISON	1	3	-	-	-	-
PLEASANT	-	-	3	70.84	1	0.08
RICHLAND	1	2.5	1	6.41	-	-
RUSHCREEK	1	3.03	1	21.11	5	7.02
VIOLET	1	3	3	20.57	-	-
WALNUT	2	5.11	2	14.26	4	1.62
<b>First Half Totals</b>	<b>12</b>	<b>34.32</b>	<b>27</b>	<b>280.86</b>	<b>22</b>	<b>33.93</b>
AMANDA	-	-	2	28.2	-	-
BERNE	-	-	2	17.91	5	12.75
BLOOM	-	-	2	77.53	2	5.13
CLEARCREEK	-	-	2	51.43	-	-
GREENFIELD	-	-	-	-	5	30.42
HOCKING	-	-	2	15.57	1	1.2
LIBERTY	1	4.15	1	5.74	1	9.94
MADISON	-	-	1	5.01	1	0.89
PLEASANT	1	3.56	3	107.52	5	18.76
RICHLAND	4	14.96	6	39.66	-	-
RUSHCREEK	-	-	5	66.92	1	14
VIOLET	3	11.04	2	10.17	1	0.66
WALNUT	1	1.85	3	40.82	4	13.22
<b>Second Half Totals</b>	<b>10</b>	<b>35.56</b>	<b>31</b>	<b>466.48</b>	<b>26</b>	<b>106.97</b>
<b>2013 TOTALS</b>	<b>22</b>	<b>69.88</b>	<b>58</b>	<b>747.34</b>	<b>48</b>	<b>140.90</b>

	Number	Acres
<b>GRAND TOTAL</b>	<b>128</b>	<b>958.12</b>

## **Zoning Administration and Assistance**

Zoning is a legislative tool for regulating land use by dividing areas into districts that permit specific types of uses, which include agriculture, residential, commercial and industrial. Zoning regulations identify minimum width and area requirements, as well as setback requirements, height limitations and density standards for each land use district.

In Fairfield County, zoning is adopted and administered on a township basis. Eleven of the county's thirteen townships are zoned. The RPC staff coordinates with the township zoning officials to insure that all new subdivision proposals presented to the RPC for review and approval meet township zoning requirements.

Township	Amendments	
	Text	Map
Berne	-	5
Bloom	1	-
Greenfield	1	-
Liberty	1	-
Violet	1	-
Walnut	-	1
<b>TOTAL</b>	<b>4</b>	<b>6</b>

As required by the Ohio Revised Code, the RPC advises townships on all proposed zoning map or text amendments. RPC staff prepares a report that assesses the conformance of proposed revisions with other adopted plans and policies, and also details other issues that are relevant in the rezoning consideration. The RPC then makes a recommendation for consideration by the township zoning commission prior to making its recommendation on the zoning change to the board of township trustees. In 2013, the RPC made recommendations on 10 zoning amendments - four text and six map amendments. This was the same number of amendments as in 2012.

RPC staff assists township zoning inspectors, zoning commissions, boards of appeals, and trustees on a wide variety of zoning related issues, often meeting with township zoning officials to discuss issues of zoning amendments and zoning administration. Also, the RPC offers an informational service, responding to zoning questions and maintaining copies of the township regulations for public use. Most of the townships have authorized the RPC to reproduce their zoning regulations and make them available to the public.

In 2013, RPC staff also assisted the Village of Carroll with incorporating wind energy regulations into its zoning code. The Village of Carroll also lacked the adoption of any type of subdivision regulations. The Village recognized the need for such regulations, especially with the Carroll Interchange being constructed in the near future. In 2013, RPC staff prepared Subdivision Regulations for the Village, and we anticipate that they will be adopted in early 2014.

## **Floodplain Management**

As part of Fairfield County's participation in the regular phase of the Federal National Flood Insurance Program (NFIP), the county adopted Special Purpose Flood Damage Prevention Regulations in 1989. The latest revision to these Regulations occurred in 2012. The Regulations require that the RPC review all proposed



development activities located on property within areas identified by FEMA as flood hazard areas (within the 100-year flood boundary).

During 2013, RPC staff issued thirteen Special Purpose Development Permits, two less than what was issued in 2012. This represents a 13% decrease in flood hazard development.

<b>Township</b>	<b>New Residential</b>	<b>Non Residential</b>	<b>Township Totals</b>
Berne	-	5	5
Greenfield	-	1	1
Pleasant	-	1	1
Violet	-	2	2
Walnut	2	-	2
Multi-Location	-	2	2

In addition to reviewing flood hazard development permits, RPC staff maintains Fairfield County Flood Insurance Rate Maps (FIRM) issued by FEMA for unincorporated areas of the county as well as for most of the incorporated cities and villages. These maps are available to the public in the RPC office during normal business hours or they can be downloaded from the RPC website [www.co.fairfield.ohio.us/rpc](http://www.co.fairfield.ohio.us/rpc). The RPC maintains a Flood Plain Reference Book for unincorporated areas of Fairfield County for individuals and organizations (such as township and village officials, title companies, and financial institutions) that use this information on a daily basis.

RPC staff also provides written flood hazard certifications for a nominal fee. The number of flood hazard certifications issued by the department has been minimal over the last several years.

In 2013, RPC staff worked with officials from ODNR who conducted a Community Assistance Visit of Fairfield County's floodplain management program. ODNR notified FEMA that Fairfield County's floodplain management program satisfied the requirements for participation in the National Flood Insurance Program.

## **COMMUNITY ASSISTANCE ACTIVITIES**

The RPC's Community Assistance Activities started several years ago through the Intergovernmental Review System (formerly A-95). The purpose of the IGR system (formerly A-95) is to coordinate federally funded activities and to provide a procedure for local review and comment on applications for federal assistance. The RPC may forward one of several recommendations to the funding agency, ranging from project clearance to recommendation that funding be delayed due to specific concerns. The review agency may also request that specific questions or concerns be addressed prior to funding approval. While the IGR process does not give the RPC the authority to approve or deny a funding request, it does offer valuable opportunity for local agencies, political units, and citizens to comment on federally assisted projects.

Over the years, the Community Assistance Activities have been expanded to provide input on the impacts of various grants on farmland preservation and to provide letters of support for grant applications for housing, economic development and parks. The projects are reviewed for conformance with the county plan and county plan policies are cited in the letters of support. During 2013, the RPC reviewed 15 projects and programs requesting federal or state funds or letters of support.

More recently the RPC has served as network to provide information to our member communities. For example, the RPC has communicated to our member communities several county wide initiatives such as the Local Government Innovation Fund and the County's Energy Aggregation Program.

# FINANCIAL STATEMENT

Operating revenues for the Fairfield County Regional Planning Commission are derived from a variety of sources. Local funding includes those fees paid to the RPC by each participating unit of local governments. Additional “user fees” are paid in the form of subdivision filing and review fees, and for the processing of flood hazard building permits and certificates. Federal and state funding also represents a portion of the RPC’s revenue, and includes the reimbursement of eligible staff costs and other expenses associated with administration and implementation of various grant programs.

## 2013 BUDGET

511010	Salaries	\$145,400.00
561000	Supplies	\$ 2,000.00
574000	Equipment	\$ 3,500.00
543000	Contracts-Repair	\$ 1,200.00
530000	Contract Services	\$ 9,500.00
530005	Contract Services - Other	\$ 12,265.00
558000	Travel & Expenses	\$ 2,575.00
523000	PERS	\$ 20,400.00
526000	Worker’s Compensation	\$ 1,500.00
525000	Unemployment Compensation	\$ 10.00
590000	Other Expenses	\$ 900.00
522000	Medicare	\$ 2,110.00
521000	Medical/Hospitalization Insurance	\$ 46,000.00
521100	Life Insurance	<u>\$ 240.00</u>
	TOTAL	\$247,600.00

Actual 2013 Expenditures	\$225,675.76
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